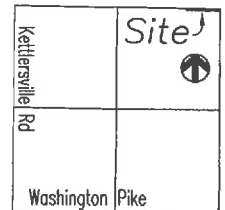


KOHLER ESTATE SURVEY



Survey of Permanent Parcel #M38-002-010-00
1.128 Acres being a part of the Northeast Fractional Quarter
of Section 2, Washington Township, Town-6-South,
Range-5-East, Auglaize County, Ohio

LOCATION PLAN



Section 2, Washington Twp
Auglaize County, Ohio

Ted K. Schnell

Ted K. Schnell
Professional Engineer 51963
Professional Surveyor 7216

I do hereby Attest that this Survey and Plat as Recorded
is a true and accurate representation of the measurements
taken under my direct supervision on the 7th to 14th days
of November, 2020.

SURVEY REF'S

Kent Survey - Brautigam farm
Survey MOU-35-4
Auglaize County Map Office
April 13, 2004

Kent Survey - Bert Presar farm
Survey MOU-36-1
Auglaize County Map Office
August 14, 2000

Samuel Craig Survey
Survey Book 3, Page 4
Survey #404
March 17, 1893

Jauert Surveys - RR R/W
Survey Book I, Pg 651
Survey Book I, Pg 652
Survey Book I, Pg 653
April, 1993

F.A. Runkle Survey
Survey Book 3, Page 167
Survey #567
March 27, 1912

The Toledo and Ohio Central
Railway right-of-way and track
map, Sheet V-303, page 28,
and Sheet V-303, page 29,
June 30, 1918

LEGEND

- ▲ Stone (fd)
- Monument Box (fd)
- Iron Pin or Pipe (fd)
- △ Survey Point (calc)

Additional Parcel References

(A) Frederick L. Kohler
Deed Vol OR 156, Page 536
Parcel # M38-002-010-00

(B) Frederick L. Kohler
Deed Vol OR 156, Page 536
Parcel # M38-001-008-00

(C) James & Raye Berg
Deed Vol OR 395, Page 441
Parcel # M38-001-003-00

(D) Frederick & Helen Kohler (trustees)
Deed Vol OR 242, Page 404 (426)
Parcel # M38-001-001-00

Frederick & Helen Kohler (trustees)
Deed Vol OR 242, Page 404 (426)
Parcel # G22-036-009-00

SCALE



This Survey Plat and Legal
Description is filed in Survey
Book U, Page 238,
Auglaize County Map Office.

East line of the Southeast
Quarter of Section 35,
Moulton Twp

NOTE

The bearings used for this Survey were based
upon the Auglaize County GPS coordinate system
and also from Survey Mou-35-4, and from Survey
Mou-36-1 performed by James Kent PS #6792

Ted K. Schnell PE, PS

913 Fieldstone Court Wapakoneta, Ohio 45895

KOHLER ESTATE

client

2

section

WASHINGTON

township

AUGLAIZE

county

OHIO

state

11/16/2020

date



Ted K. Schnell PE, PS
913 Fieldstone Court
Wapakoneta, Ohio 45895
Phone (419) 230-7896
e-mail: kschnell7216@gmail.com



SURVEYOR'S DESCRIPTION
Permanent Parcel # M38-002-010-00
1.128 Acres

The following described parcel of land is a part of the Northeast Fractional Quarter of Section 2, Washington Township, Town-6-South, Range-5-East, Auglaize County, Ohio, and is more particularly described as follows:

Commencing for reference at a Monument Box (found) situated at the Northeast corner of the Northwest Fractional Quarter of Section 1, Washington Township, Town-6-South, Range-5-East;

Thence with a bearing of N. 89°-39'-10" W. along the North line of the Northwest Fractional Quarter of said Section 1, Washington Township, for a distance of 2,660.92 feet to point situated at the Northeast corner of the Northeast Fractional Quarter of Section 2, Washington Township, said point also being situated on the northerly line of the abandoned Penn-Central Railroad (aka: The Toledo and Ohio Central Railway, aka: The New York Central Railroad), and the PLACE OF BEGINNING;

Thence with a bearing of S. 00°-59'-17" W. along the East line of the Northeast Fractional Quarter of Section 2, Washington Township, for a distance of 50.00 feet to a point on the southerly line of the abandoned Penn-Central Railroad, passing thru the center of said railroad at centerline station 2674+40.42 of the right-of-way and track plans of the above mentioned railroad (rails and ties have since been removed);

Thence with a bearing of N. 89°-39'-58" W. along the southerly line of the abandoned Penn-Central Railroad and parallel with the North line of the Northeast Fractional Quarter of said Section 2, Washington Township, for a distance of 982.86 feet to a point;

Thence with a bearing of N. 00°-20'-02" E. for a distance of 50.00 feet to a point situated on the North line of the Northeast Fractional Quarter of said Section 2, Washington Township, and situated on the northerly line of the abandoned Penn-Central Railroad, passing thru the center of said railroad at centerline station 2674+40.42 of the right-of-way and track plans of the above mentioned railroad (rails and ties have since been removed);

Thence with a bearing of S. 89°-39'-58" E. along the North line of the Northeast Fractional Quarter of said Section 2, Washington Township, and the northerly line of the abandoned Penn-Central Railroad, for a distance of 983.43 feet to a point and the original PLACE OF BEGINNING.

(continued)

Containing in all, 1.128 Acres of land. The above described parcel of land is subject to any or all legal easements, reservations, or restrictions of record upon said premises.

Prior Deed References: Deed Volume: OR 156, Page 536.

This parcel is referenced by Permanent Parcel #M38-002-010-00

The basis of bearings used for this description were determined from the Auglaize County Engineer's Global Positioning Survey and from prior surveys of record, (Survey Mou-36-1 and Survey Mou-35-4, Auglaize County Engineer's Map Office) whereas the East line of the Northwest Fractional Quarter of said Section 1, Washington Township, and the legal centerline of Kohler Road (County Road #125), bears N. 00°-49'-39" E.

Reference is made to the right-of-way and track map records of The Toledo and Ohio Central Railway plans, sheet V-303 page 28 and sheet V-303 page 29, as originally published on June 30, 1918.

This legal description was prepared from an actual field survey performed by Ted K. Schnell, Professional Land Surveyor #7216, from the 7th to the 14th days of November, 2020. A survey plat of this field survey is recorded with the Auglaize County Engineer's Map Office located at Survey Book U, Page 238.

Prepared By:



Ted K. Schnell
Professional Engineer 51963 (Ohio)
Professional Surveyor 7216 (Ohio)

